



## 9 Maes Tawel

Llanrwst LL26 0TS

£295,000

A Spacious, well presented 3 bedroom bungalow set in sizeable corner plot enjoying open front aspect.

Situated in a highly popular small estate of similar style homes on the outskirts of the town with level walking distance of shops and town centre facilities. Affording Reception Hall, Lounge & Dining Room, Breakfast / Kitchen, Bedroom 1, Bedroom 2, Bedroom 3 (currently used as Dining Room), Bathroom.

Attractive well maintained gardens lie to both front and rear. Driveway leads to single car garage. Central Heating and Double Glazing.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>





## Location

### The Accommodation Affords (Approximate Measurements Only)

uPVC double glazed door leading to Reception Hall, built-in cloaks cupboard, radiator, access to roof space, coved ceiling, built-in cupboard housing Worcester combi boiler and linen shelving.

### Lounge

17'5" x 11'11" (5.33m x 3.64m)

uPVC double glazed window overlooking front, coved ceiling, feature Adam style fireplace surround with coal affect electric fire, double panelled radiator, TV and telephone point.



### Breakfast / Kitchen

8'10" x 8'6" (2.7m x 2.6m)

Fitted base and wall units with complementary worktops, tall cupboard, split level oven, ceramic hob, concealed filter extractor, double panelled radiator, wall tiling, plumbing for automatic washing machine, uPVC double glazed window overlooking front and side elevation.

### Bedroom 1

11'11" x 11'10" (3.65m x 3.63m)

uPVC double glazed window overlooking rear, radiator, coved ceiling.



From Lounge access to:-

## Bedroom 2

15'2" x 8'10"n (4.64m x 2.71mn)

uPVC double glazed window overlooking front and rear elevations, double panelled radiator, coved ceiling.

## Bedroom 3

8'11" x 9'0" (2.74m x 2.76m )

Currently used as Dining Room), radiator, uPVC double glazed window overlooking rear, coved ceiling, telephone point.

## Bathroom

5'8" x 5'10" (1.73m x 1.78m)

Three piece suite comprising of panelled bath with shower above, low level W.C, pedestal wash hand basin, radiator, shaver point, fully tiled walls, uPVC double glazed window.

## Outside

Property occupies a sizeable corner plot with attractive well established front garden with variety of shrubs and plants. Long driveway providing off road parking, single car garage with "Everest" roller shutter door. Attractive enclosed lawned rear garden with borders.

## Services

Mains water, electricity, gas and drainage connected to property.

## Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

## Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.


## Council Tax Band

Conwy County Borough Council - Tax Band - "D"

## Directions

Proceed from the Agents office South in the direction of Betws y Coed along the A470, continue pass the former petrol station over the railway bridge, take first left and immediately right up Nebo Road, continue half way up and the left hand side turn left into Maes Tawel and the property will be viewed almost directly ahead.



| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            | <b>85</b>   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | <b>69</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

### Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

### Iwan M Williams Estate Agents

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